



To: Real Estate Department Partners

Notice: **RED-20-04**

From: Real Estate Department

Date: January 6, 2020

Re: Gap Funding for Applications for 4% RHTC and Tax-Exempt Bond Financing

Effective immediately, applications for 4% Rental Housing Tax Credits and Tax-Exempt Bond Financing may request IHCDAs gap funding as outlined below. IHCDAs will monitor availability of funds and, in its sole discretion, may change or retract this policy with issuance of a future RED Notice.

Eligible Applications:

- Any application for 4% Rental Housing Tax Credits and Tax-Exempt Bond Financing submitted on or after January 6, 2020, **except applications for affordable assisted living developments.**
- Applications that were submitted to IHCDAs before January 6, 2020 may not retroactively request gap funding.

Indiana Affordable Housing and Community Development Fund (“Development Fund”)

- Eligible applications may request up to \$500,000 of Development Fund in the form of a loan.
- Applications requesting Development Fund must meet all requirements of the 2020/2021 QAP as outlined in [“Schedule J- Procedures for Accessing Development Fund Loans.”](#)

HOME Investment Partnership Program (“HOME”)

- Eligible applications may request up to \$400,000 of HOME in the form of a loan, or up to \$600,000 of HOME in the form of a loan if the applicant is an IHCDAs-certified CHDO.
- All applicants must be qualified not-for-profit organizations that meet the Qualified Not-for-Profit Set-aside requirements of the 2020/2021 QAP.
- Applications requesting HOME must meet all requirements of the 2020/2021 QAP as outlined in [“Schedule E- Procedures for Accessing HOME Funds.”](#) This includes the policy in Schedule E that IHCDAs will not award HOME funds in Participating Jurisdictions (those communities that receive direct allocations of HOME).

The actual amount awarded may be less than the amount requested based upon underwriting and availability of funds.



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Lieutenant Governor
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Questions about this notice should be directed to Alan Rakowski, Director of Real Estate Allocation via arakowski@ihcda.in.gov. Questions about underwriting or loan terms for Development Fund or HOME loans should be directed to Jerri Bain, Director of Real Estate Lending via jbain@ihcda.in.gov.